



Linden Close, Horsham, West Sussex, RH12 4AJ



woodlands



Being sold with no onward chain and located in a quiet cul-de-sac in a popular area of Horsham, this delightful 1-bedroom freehold house would make the perfect home for a first-time buyer, an excellent rental investment opportunity or perhaps for someone wishing to downsize whilst still looking to benefit from their own private garden area - this is a versatile property that is bound to appeal!

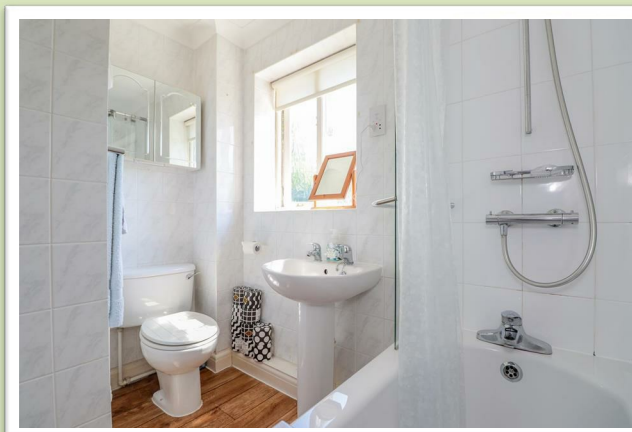
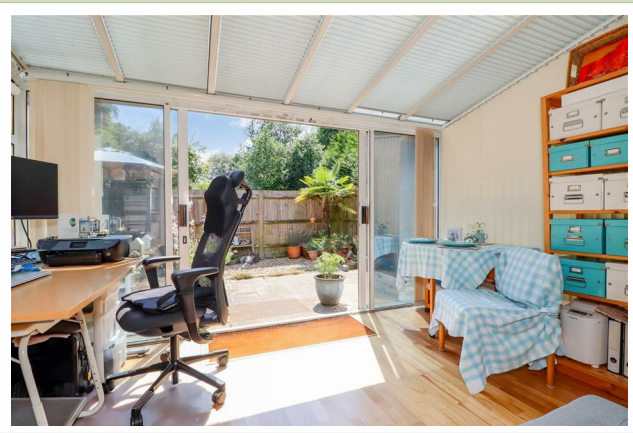
The area is very popular due to its close proximity to Horsham train station and the town centre beyond, meaning the residents can enjoy all the excellent amenities, bars and restaurants, shops and facilities that make this such a popular place to settle.

The property is accessed by a driveway with allocated parking for one car to the front as well as the shared use of an additional visitor parking space. A pathway leads to a storm porch and external utility cupboard, with the front door opening into the main living space of the home. The property is well presented throughout, and benefits from a conservatory extension, offering additional room for dining, study or to just throw open the doors and soak up the warm weather and enjoy the views over your own private rear garden that has been created to be low maintenance with pebbles and patio area, lots of space for pot plants and shrubs and with a useful side access gate leading back to the front door.



The kitchen is fitted with a good range of base and wall units, integrated oven, hob and extractor, as well as space for freestanding appliances. There is also an understairs cupboard that is put to good use as a pantry cupboard.

Carpeted stairs lead to the first floor with a large airing cupboard on the landing housing the boiler and hot water cylinder, and there is a modern fitted bathroom featuring a bath with shower attachment, white tiling and attractive vinyl flooring. The bedroom is a generous double with fitted double wardrobe, dressing table and bulkhead cupboard.



Accommodation with approximate room sizes:
Max measurements shown unless stated otherwise.

PATHWAY LEADS TO:

STORM PORCH & EXTERNAL UTILITY CUPBOARD

FRONT DOOR TO:

LIVING ROOM 12'06" x 12'02" (3.81m x 3.71m)

CONSERVATORY 8'0" x 12'05" (2.44m x 3.78m)

KITCHEN 9'03" x 5'02" (2.82m x 1.57m)

UNDER STAIRS CUPBOARD

FIRST FLOOR

LANDING

BEDROOM 12'05" x 10'11" (3.78m x 3.33m)

BATHROOM 5'06" x 7'06" (1.68m x 2.29m)

OUTSIDE

REAR GARDEN

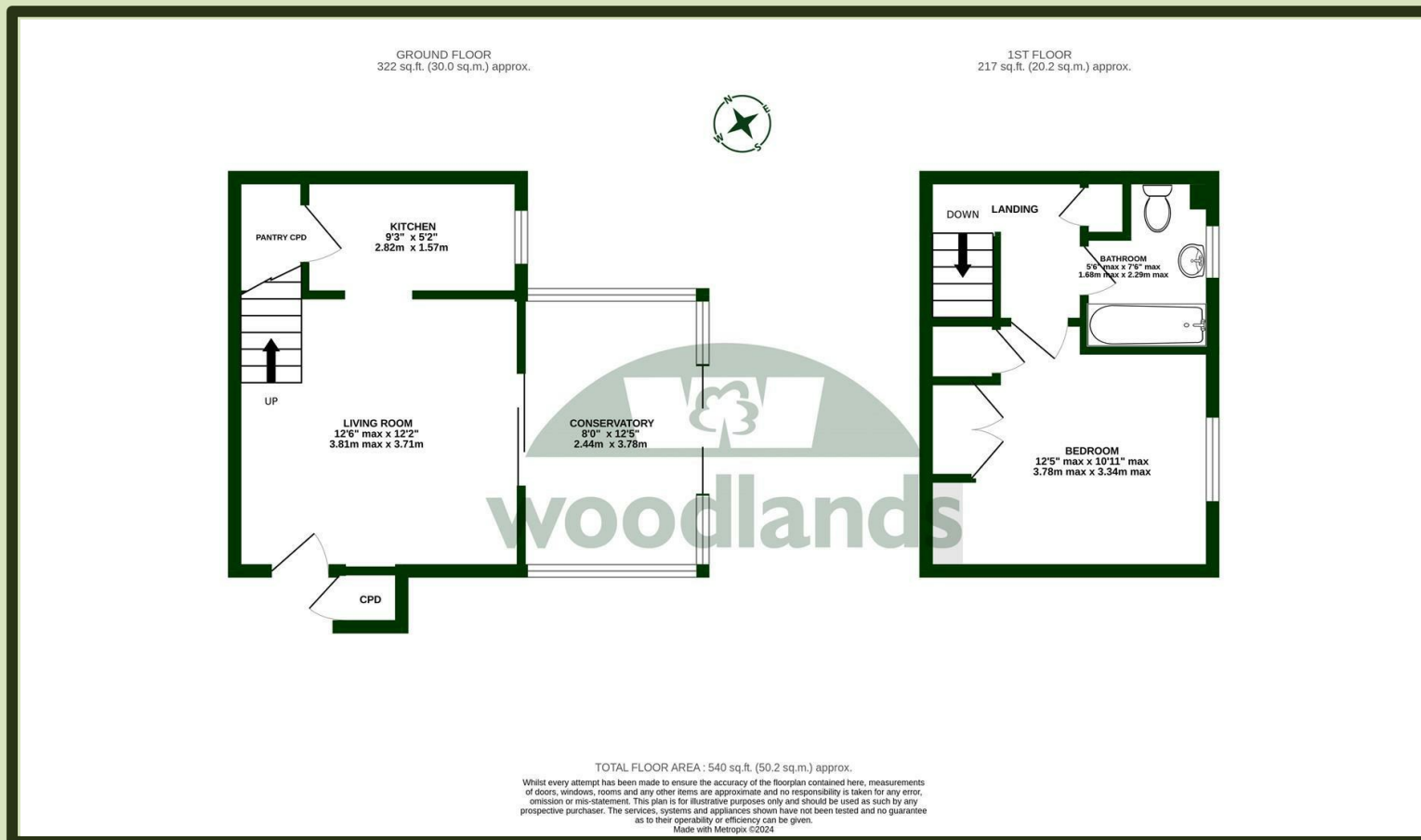
ALLOCATED PARKING SPACE

SHARED VISITOR PARKING SPACE

NO ONWARD CHAIN



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LOCATION: Horsham is a thriving historic market town providing a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town Centre head North along North Street. At the Railway Station go straight ahead at the roundabout and over the railway bridge. At the next roundabout go straight ahead into Kings Road and at the next roundabout turn left into Parsonage Road. At the mini roundabout turn right into Parsonage Way, then next right into Aspen Way. Linden Close is then on your left hand side.

COUNCIL TAX: Band C.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.